

1ST READING 9-11-07  
2ND READING 9-18-07  
INDEX NO \_\_\_\_\_

2007-138  
Chattanooga Neighborhood Enterprise

ORDINANCE NO. 12015

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED AT 1605, 1609, 1611 AND 1623 MADISON STREET AND 611 EAST 17<sup>TH</sup> STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-3 RESIDENTIAL ZONE TO C-3 CENTRAL BUSINESS ZONE, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Ordinance No. 6958, as amended, known as the Zoning Ordinance, be and the same hereby is amended so as to rezone:

Part of Lot 5, Henson's Subdivision of a part of the north half of Block 8, Montague's Addition Number 1, Plat Book 5, Page 11, ROHC and Lots 55, 57, and 59, Block 8, Montague's Addition Number 1, Plat Book 2, Page 34, ROHC, being the properties described in Deed Book 6045, Page 46, Deed Book 6440, Page 518, Tract 2 of Deed Book 7197, Page 231, ROHC, and Tracts 2 and 3 of Deed Book 6440, Page 518, ROHC. Tax Map 145M-R-011 thru 015.

from R-3 Residential Zone to C-3 Central Business Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to:

1. Detached single-family residential uses only;

For all new construction and major renovations affecting the building exteriors:

2. Review:
  - a. To promote compliance with the Downtown Plan, to help ensure that new development complements the existing urban fabric, and to promote the preservation of historically or architecturally significant structures, all site plans, landscaping, and building elevations shall be reviewed by the Planning and Design Studio.

- b. Historically or architecturally significant structures should be preserved.

For Residential buildings:

3. Uses Not Permitted:

Factory manufactured mobile homes constructed as a single self-contained unit and mounted on a single chassis are not permitted in the C-3 Zone.

4. Access and Parking:

- a. Garages shall be located behind the primary building.
- b. Alleys, where they exist, shall be used for vehicular access. In the absence of alleys, secondary streets should be used for vehicular access. Shared drives should be used wherever possible.
- c. Additional curb cuts shall not be permitted on the primary streets of the downtown street grid, such as (but not limited to) Broad, Market, 4<sup>th</sup> Street, Main, McCallie, and M.L. King Boulevard.
- d. At least one (1) pedestrian entrance shall front the street;

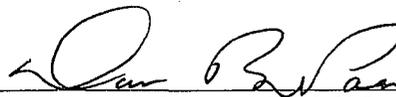
5. Setbacks:

Residential building setbacks should be consistent with the existing setbacks on the same side of the street.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

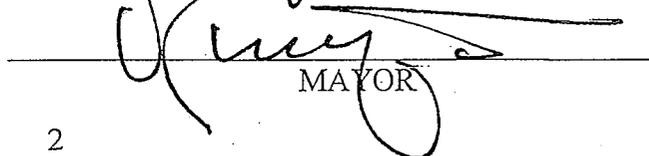
PASSED on Second and Final Reading

September 18, 2007.

  
CHAIRPERSON

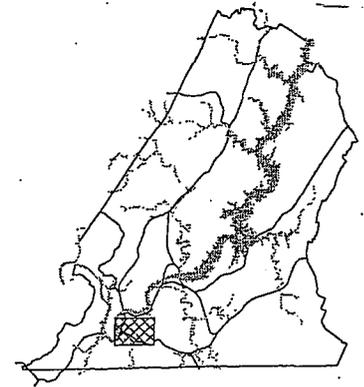
APPROVED:  DISAPPROVED:

DATE: Sept 21, 2007

  
MAYOR

/add

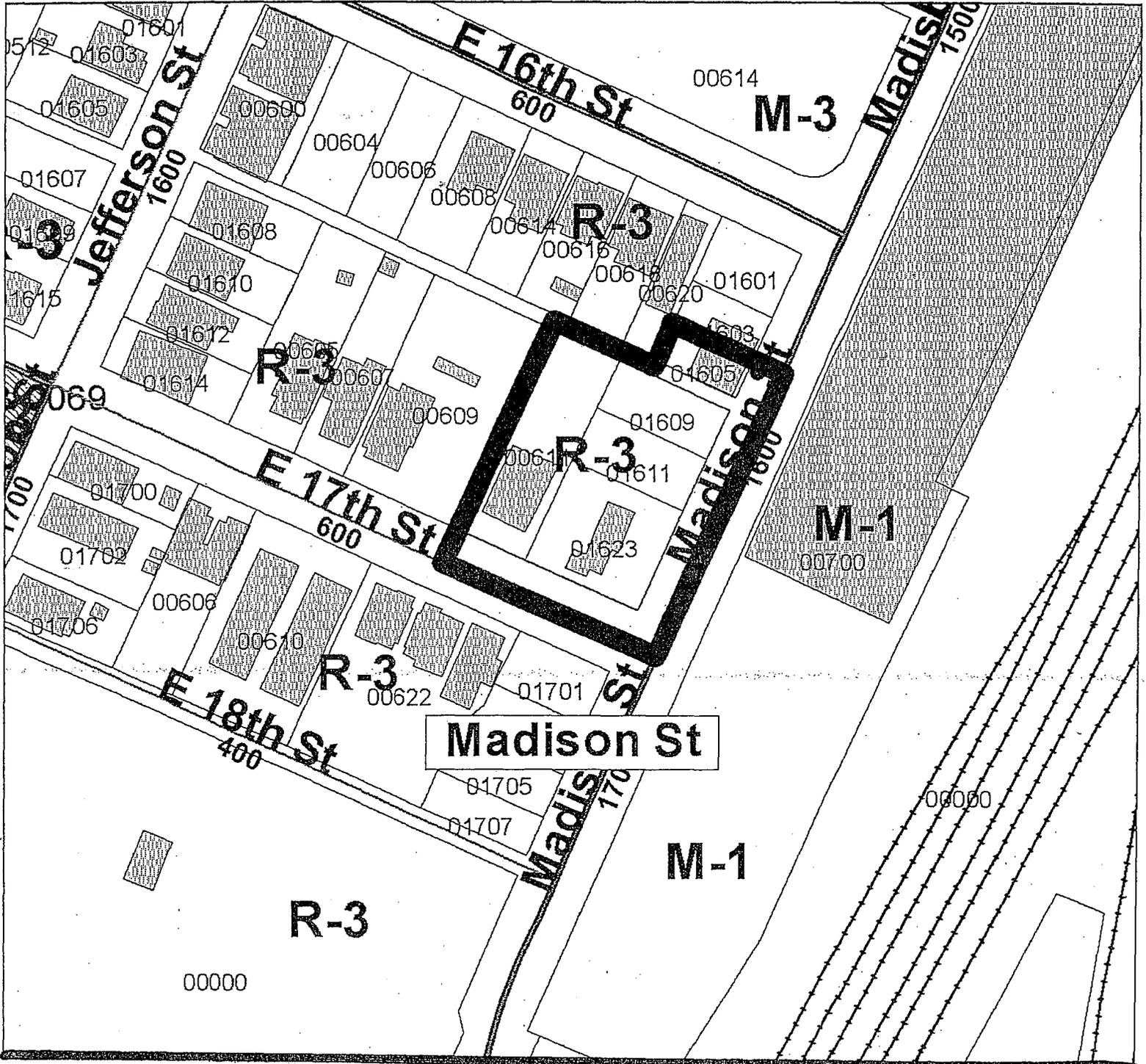
CHATTANOOGA - HAMILTON COUNTY REGIONAL  
PLANNING AGENCY



CHATTANOOGA  
CASE NO: 2007-0138  
PC MEETING DATE: 8/13/2007  
FROM: R-3  
TO: C-3

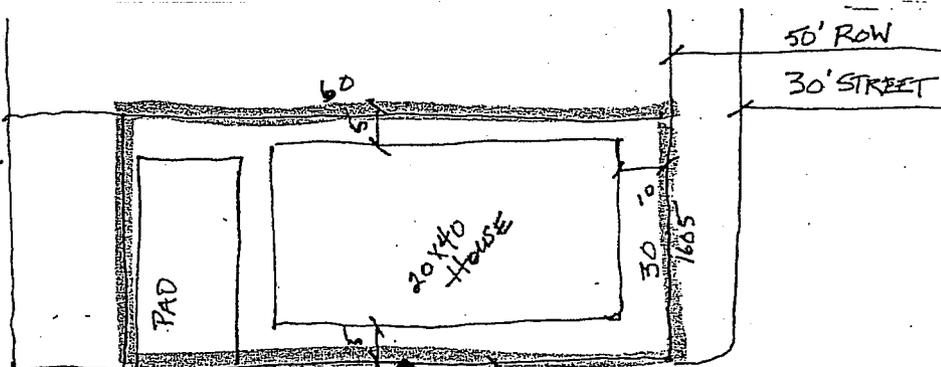
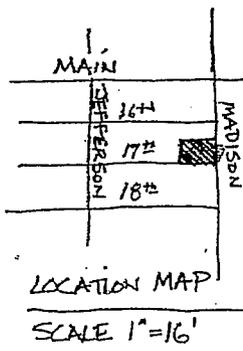


1 in. = 100.0 feet

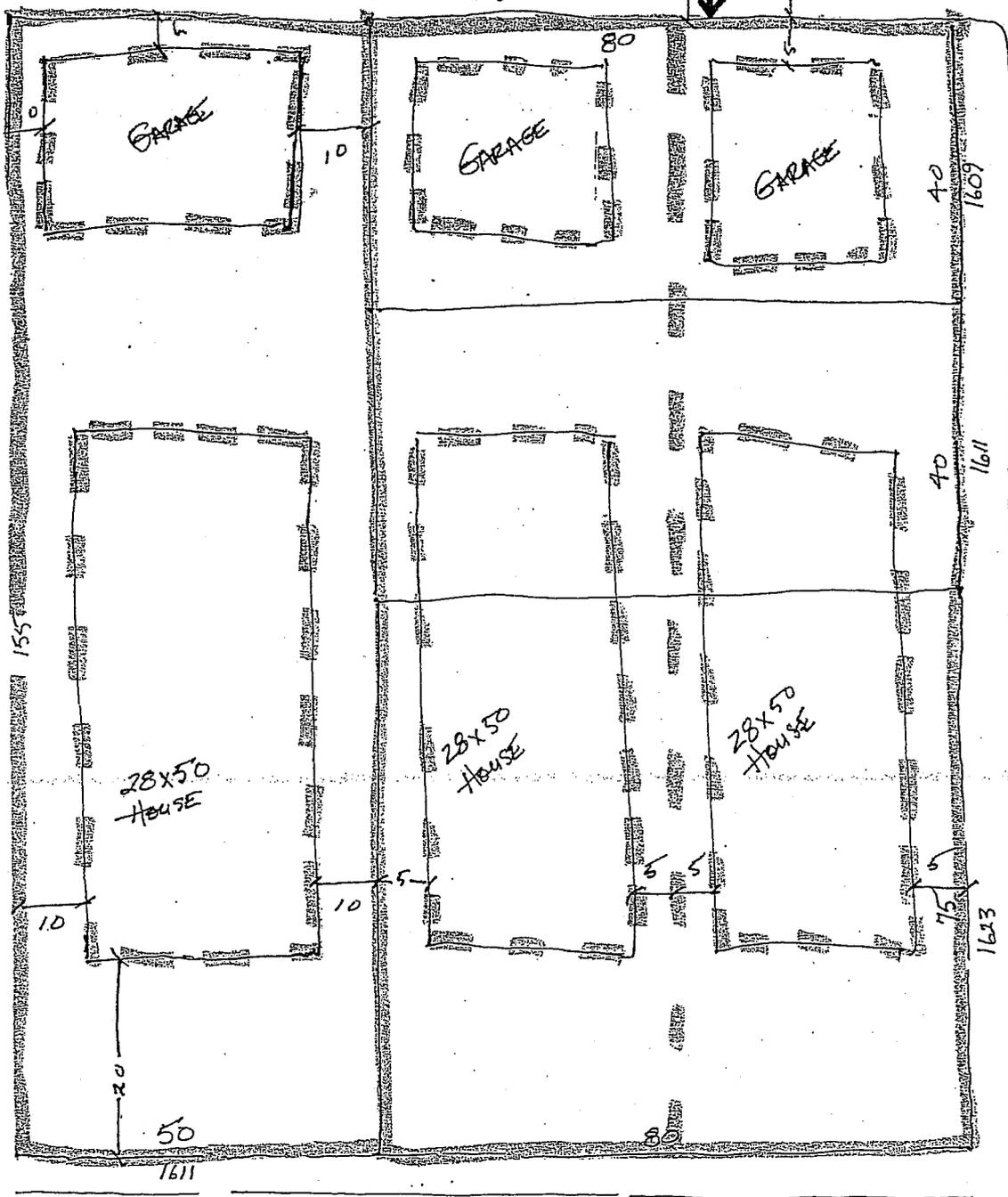


PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2007-138: Approve, subject to certain conditions as stated in the Planning Commission resolution.





ALLEY 10' 2007-138



E 17th St.  
E 17th

OWNER: CHATTANOOGA NEIGHBORHOOD ENTERPRISE  
1301 S. MARKET ST.  
CHATTANOOGA TN 37402  
CONTACT: BOB McNUIT  
756-6251